

FOR SALE

BY PRIVATE TREATY

**76 Palmerstown Drive
Palmerstown
Dublin 20
D20 HK79**



Three Bedroom Mid Terrace
c.130sq.m /1399sq.ft



Price: €495,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning 3 bed property to the market with an extra-large double storey extension to the market on the ever sought after Palmerstown Drive. The location of this one will not be beaten as the property is within walking distance of every conceivable amenity including shops, schools, bars not to mention road networks such as the N4, M4, M50, N7 and M8. Bright and spacious internal living accommodation stretches to c. 130 sq m and comprises entrance hallway, separate sitting room, open plan kitchen/dining/living room, downstairs WC, 3 bedrooms and main family bathroom. Double doors from the extended living room open onto a large garden with an enviable south westerly orientation. No 76 has been meticulously maintained and upgraded over the years by its current owners and is the ideal family home. Boasting rear laneway access, stunning open plan living space and built in storage this one is sure to be extremely popular. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

FEATURES

- BER F – (This was carried out before internal refurbishments)
- C. 130 sq m
- Gas fired central heating
- Stunning double story extension to rear
- Fully alarmed
- Double glazed windows
- Bay window to sitting room
- Stunning kitchen with centre island
- South west facing living space with 4 velux windows
- Feature fire place to sitting room
- 3 spacious bedrooms
- Fully tiled main family bathroom with access to main bedroom and landing
- Rear Laneway access
- South west facing rear garden
- Stunning family home
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Within walking distance of Palmerstown Shopping Centre



ACCOMMODATION



LIVING

12'46" x 15'55" (3.87m x 4.74m)

Spacious room to the front of the property. Bay window with top quality sash windows and blinds. Open fire place with marble base.

KITCHEN / DINING / LIVING

17'71" x 32'48" (5.4m x 9.9m)

Extended living space with four dulux windows flooding the room with natural light. Sliding doors onto the rear patio. Tiled floor and splash back kitchen. Floor and eye level units in kitchen. Island unit with whb. Access to downstairs WC. Top quality intergrated appliances with marble counter tops.



BEDROOM 1

11'48" x 14'76" (3.5m x 4.5m)

Double Room to the rear of the property. Top quality carpets and curtains. Extra large walk in wardrobes with sliding doors and built in storage.



BEDROOM 2

10'62" x 13'12" (3.24m x 4m)

Double room to the front of the property. Top quality carpets, blinds and built in wardrobes.

BEDROOM 3

8'85" x 8'53" (2.7m x 2.6m)

Double room to the front of the property. Built in wardrobes. Top quality carpet, blinds and curtains.

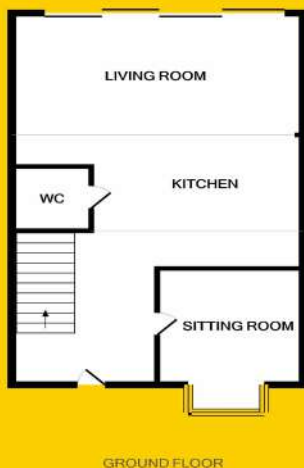


BATHROOM

14'4" x 7'05" (4.4m x 2.15m)

Spacious room to the rear of the property. Can be accessed through main bedroom and the landing.





VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

James Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to James@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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